

ORDINANCE NO. .
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING DIVISION VI OF THE SAN MATEO COUNTY
ORDINANCE CODE (ZONING ANNEX) TO REVISE THE ZONING TEXT,
APPENDIX A (PLANNED UNIT DEVELOPMENTS), TO ENACT THE
PLANNED UNIT DEVELOPMENT NO. 138 (PUD-138) ZONING DISTRICT
REGULATIONS ON A SINGLE PROPERTY IN THE UNINCORPORATED
NORTH FAIR OAKS AREA**

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. The San Mateo County Ordinance, Division VI, Part One, Zoning Maps, Appendix A (Special Districts and Planned Unit Developments) is hereby amended to establish and enact the Planned Unit Development No. 138 (PUD-138) to read as follows:

PUD-138. PLANNED UNIT DEVELOPMENT SECTIONS

1. PURPOSE
2. DEVELOPMENT PLAN
3. RESTRICTION TO PERMITTED USES
4. HEIGHT
5. SETBACKS
6. LOT COVERAGE
7. FLOOR AREA
8. MAINTENANCE OF LANDSCAPING

9. RESTRICTION OF OUTDOOR LIGHTING

10. MAINTENANCE OF MINIMUM PARKING PROVISIONS

SECTION 1. PURPOSE. The following PUD-138 regulations shall govern the land use and development of a single-family residential development (described below) on an 18,750 sq. ft. property (Assessor's Parcel Number 060-282-080) located at 91 Loyola Avenue in the unincorporated North Fair Oaks area of San Mateo County. To the extent that the regulations contained herein conflict with other provisions of Part One, Division VI (Zoning) of the San Mateo County Ordinance Code, the regulations contained herein shall govern.

SECTION 2. DEVELOPMENT PLAN. All development shall conform to the development plans (County File Number PLN 2014-00090) for the subject property as recommended for approval by the Planning Commission on October 22, 2014, and by the Board of Supervisors on December 9, 2014, and on file in the office of the County Planning Department. Those plans include the following specific elements:

(a) The creation of four parcels:

LOT SIZE	
Lot 1	4,792 sq. ft.
Lot 2	4,842 sq. ft.
Lot 3	4,531 sq. ft.
Lot 4	4,580 sq. ft.

- (b) Construction of one detached single-family dwelling on each new parcel with the following floor area sizes:

FLOOR AREA (includes garage)	
Lot 1	2,631 sq. ft.
Lot 2	2,631 sq. ft.
Lot 3	2,184 sq. ft.
Lot 4	2,184 sq. ft.

- (c) Construction of an access driveway.
- (d) The provision and maintenance of all access driveway surface materials and drainage elements. No enlargements to these buildings shall be allowed and no building or site design modifications shall be allowed unless determined to be minor and approved by the Community Development Director. The Community Development Director shall make any necessary determination of conformity with the plan.

SECTION 3. RESTRICTION TO PERMITTED USES. Only the following use shall be allowed: single-family residential. No secondary dwelling units are allowed within these approved single-family dwelling units.

SECTION 4. HEIGHT. Heights of all the buildings shall conform to those shown in the approved plans or as modified by conditions of approval.

SECTION 5. SETBACKS. The minimum setbacks of all the buildings shall conform to those shown in the approved plans or as modified by conditions of approval.

SECTION 6. LOT COVERAGE. The maximum lot coverage for all buildings shall comply with that shown on the approved plans or as modified by conditions of approval.

SECTION 7. FLOOR AREA. The maximum floor area for all floors of all buildings shall comply with that shown on the approved plans or as modified by conditions of approval.

SECTION 8. MAINTENANCE OF LANDSCAPING. All landscaping (i.e., trees, shrubs, flowers, groundcover) as required by the conditions of approval for this project shall be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in like kind immediately.

SECTION 9. RESTRICTION OF OUTDOOR LIGHTING. Outdoor lighting (i.e., number, location and type of fixtures) shall be restricted to that on the approved plans or as modified by conditions of approval. All light glare shall be contained to the subject parcel and shall not project onto or at any adjacent residential use.

SECTION 10. MAINTENANCE OF MINIMUM PARKING PROVISIONS. Parking provisions for a minimum of eight enclosed parking spaces (two per unit) and a minimum of four uncovered parking spaces (one per unit), and the

minimum 51-foot backup area in front of each garage shall be provided and maintained as shown on the approved plans. Each garage depicted on the approved plans shall be reserved for the exclusive use of parking resident's vehicles. No garage shall be used in such a manner as to prevent its use for parking (e.g., storage, etc.). The internal backup area and access driveway shall be kept free of any permanently parked vehicles, and shall be reserved for vehicle circulation and temporary deliveries.

SECTION 2. This ordinance shall be in full force and effect thirty (30) days after its passage.

* * * * *